

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** REQUEST FOR SPECIAL EXCEPTION FOR THE TWO YEAR PLACEMENT OF AN MOBILE HOME, WHILE A CONVENTIONAL HOME IS UNDER CONSTRUCTION, IN THE A-5 (RURAL ZONING CLASSIFICATION) AT 2331 WACCASSA STREET; (MICHAEL & DONNA PAUL, APPLICANTS).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7389

**Agenda Date** 7-25-05 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

**MOTION/RECOMMENDATION:**

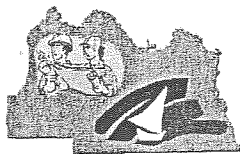
1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE TWO YEAR PLACEMENT OF AN MOBILE HOME, WHILE A CONVENTIONAL HOME IS UNDER CONSTRUCTION, IN THE A-5 (RURAL ZONING DISTRICT) AT 2331 WACCASSA STREET; (MICHAEL & DONNA PAUL, APPLICANTS); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE TWO YEAR PLACEMENT OF AN MOBILE HOME, WHILE A CONVENTIONAL HOME IS UNDER CONSTRUCTION, IN THE A-5 (RURAL ZONING DISTRICT) AT 2331 WACCASSA STREET; (MICHAEL & DONNA PAUL, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

<b>GENERAL INFORMATION</b>	MICHAEL AND DONNA PAUL, APPLICANTS 2331 WACCASSA STREET GENEVA	A-5 DISTRICT, LDC SECTIONS 30.123 (A-1 LIMITED USES) & 30.1401 (MOBILE HOME SITING STANDARDS)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANT REQUESTS THE TWO (2) YEAR PLACEMENT OF A SINGLE WIDE 1990 OR NEWER MOBILE HOME, WHILE A SINGLE FAMILY CONVENTIONAL HOME IS UNDER CONSTRUCTION.</li> <li>• THE A-5 DISTRICT ONLY ALLOWS THE TEMPORARY OCCUPANCY OF MOBILE HOMES AS A LIMITED USE FOR A PERIOD OF ONE (1) YEAR WITH THE ABILITY OF THE BOA TO RENEW THE SAME FOR AN ADDITIONAL ONE (1)</li> </ul>	

	<p>YEAR.</p> <ul style="list-style-type: none"><li>• THE APPLICANT'S REQUEST TO PLACE A MOBILE HOME ON THE PROPERTY FOR TWO (2) YEARS EXCEEDS THE THRESHOLD OF A LIMITED USE; FOR THIS REASON, THIS ITEM WAS ADVERTISED AS A SPECIAL EXCEPTION, ALTHOUGH THE PURPOSE FOR WHICH THE MOBILE HOME IS REQUESTED WOULD BE NO DIFFERENT THAN A LIMITED USE.</li><li>• THERE IS NO RECORD OF PRIOR SPECIAL EXCEPTION AND/OR VARIANCES BEING GRANTED TO THIS PROPERTY.</li></ul>																								
ZONING & FLU	<table><tr><th>DIRECTION</th><th>EXISTING ZONING</th><th>EXISTING FLU</th><th>USE OF PROPERTY</th></tr><tr><td>SITE</td><td>A-5</td><td>RURAL-5</td><td>VACANT</td></tr><tr><td>NORTH</td><td>A-5</td><td>RURAL-5</td><td>MOBILE HOME</td></tr><tr><td>SOUTH</td><td>A-5</td><td>RURAL-5</td><td>MOBILE HOME</td></tr><tr><td>EAST</td><td>A-5</td><td>RURAL-5</td><td>SINGLE FAMILY</td></tr><tr><td>WEST</td><td>A-5</td><td>RURAL-5</td><td>MOBILE HOME</td></tr></table>	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	A-5	RURAL-5	VACANT	NORTH	A-5	RURAL-5	MOBILE HOME	SOUTH	A-5	RURAL-5	MOBILE HOME	EAST	A-5	RURAL-5	SINGLE FAMILY	WEST	A-5	RURAL-5	MOBILE HOME
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STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)	<p><b><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></b></p> <p>AS STATED IN THE LAND DEVELOPMENT CODE, THE TEMPORARY OCCUPANCY OF A MOBILE HOME IN RURAL AREAS OF THE COUNTY WHILE A PERMANENT DWELLING IS UNDER CONSTRUCTION IS ALLOWED FOR A PERIOD OF ONE (1) YEAR WITH THE ABILITY OF THE BOA TO RENEW THE SAME FOR AN ADDITIONAL ONE (1) YEAR. AS SHOWN ON THE PARCEL USE MAP INSET, THERE ARE OTHER MOBILE HOMES WITHIN A QUARTER MILE OF THE SUBJECT PROPERTY.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p> <p>SINCE THE MOBILE HOME WOULD BE TEMPORARILY UTILIZED AS A SINGLE-FAMILY DWELLING THAT WOULD NOT BE HIGHLY INTENSIVE IN NATURE, STAFF DOES NOT BELIEVE IT WOULD ADVERSELY IMPACT ADJOINING TRANSPORTATION FACILITIES.</p> <p><b><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></b></p> <p>THE REQUEST IS FOR THE TEMPORARY APPROVAL OF A MOBILE HOME, WHICH WOULD BE USED FOR SINGLE-FAMILY PURPOSES; THE REQUEST WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF RURAL-5 FUTURE LAND USE.</p>																								

	<p><b><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></b></p> <p>THE SUBJECT PROPERTY MEETS THE MINIMUM SIZE AND YARD REQUIREMENTS OF THE A-5 DISTRICT.</p> <p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>AT PRESENT, THE TREND OF DEVELOPMENT IN THE IMMEDIATE AREA INCLUDES MOSTLY MOBILE HOMES, CONVENTIONAL SINGLE-FAMILY HOMES AND VACANT PROPERTIES. THEREFORE, THE TEMPORARY OCCUPANCY OF THE PROPOSED MOBILE HOME, WHILE A PERMANENT HOME IS CONSTRUCTED ON THE SUBJECT PROPERTY, WOULD NOT BE DETRIMENTAL TO THE PUBLIC INTEREST.</p>
<p><b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104</b></p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(B)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><b><u>IS COMPATIBLE WITH THE CONCEPT OF LOW-DENSITY RURAL LAND USE:</u></b></p> <p>THE PROPOSED USE WOULD BE CONSISTENT WITH THE CONCEPT OF SURROUNDING SINGLE-FAMILY USES SINCE THE COMPREHENSIVE PLAN DESCRIBES RURAL-5 AS AN APPROPRIATE FLU CATEGORY FOR THE TEMPORARY PLACEMENT OF A MOBILE HOME.</p> <p><b><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES.</u></b></p> <p>THE PROPOSED USE WOULD BE SERVED BY WELL AND SEPTIC, BUT WOULD HAVE ACCESS TO OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, WHICH ARE AVAILABLE TO THE SITE.</p>
<p><b>STAFF FINDINGS &amp; RECOMMENDATION</b></p>	<p>THE APPLICANT REQUESTS A SPECIAL EXCEPTION FOR THE TWO (2) YEAR PLACEMENT OF A MOBILE HOME IN THE A-1 DISTRICT, WHICH IS INCONSISTENT WITH THE INTENT OF THE LAND DEVELOPMENT CODE. THE CODE ALLOWS THE TEMPORARY PLACEMENT OF A MOBILE HOME AS A LIMITED USE FOR ONE (1) YEAR WHILE A RESIDENCE IS ACTIVELY UNDER CONSTRUCTION. THE PERMIT MAY BE RENEWED BY THE BOA FOR ONE (1) ADDITIONAL YEAR.</p> <p>THE PURPOSE FOR WHICH THE APPLICANT IS SEEKING TO PLACE THE MOBILE HOME ON THE SUBJECT PROPERTY IS DEFINED BY THE CODE AS A LIMITED USE. THE LAND</p>

	<p>DEVELOPMENT CODE RECOGNIZES THAT ONE (1) YEAR IS AN APPROPRIATE TIME PERIOD FOR A LIMITED USE OF THIS TYPE. BECAUSE THE REQUEST EXCEEDS THE ONE (1) YEAR THRESHOLD OF A LIMITED USE, IT WAS ADVERTISED AS A SPECIAL EXCEPTION, FOR WHICH THE BOA IS EMPOWERED TO APPROVE A LONGER TIME PERIOD.</p> <p>THE CODE FURTHER STATES THAT LIMITED USES OF THIS TYPE ARE APPROPRIATE IN THE RURAL AREAS OF THE COUNTY. FOR THIS REASON ALONG WITH FINDINGS STATED ELSEWHERE IN THIS REPORT, STAFF RECOMMENDS APPROVAL OF THE REQUEST. STAFF RECOMMENDS THE FOLLOWING CONDITIONS, WHICH ARE APPLICABLE TO THIS TYPE OF LIMITED USE:</p> <ul style="list-style-type: none"><li>• A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED MOBILE HOME AS A TEMPORARY SINGLE-FAMILY DWELLING ON THE SUBJECT PROPERTY.</li><li>• A PERMANENT SINGLE-FAMILY HOME SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED MOBILE HOME IS USED AS A TEMPORARY DWELLING.</li><li>• THE PLACEMENT &amp; OCCUPANCY OF THE PROPOSED MOBILE HOME SHALL NOT EXCEED ONE (1) YEAR &amp; SHALL BE RENEWABLE FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.</li><li>• PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE &amp; METHOD THAT THE PROPOSED MOBILE HOME WILL BE REMOVED.</li><li>• THE PROPOSED MOBILE HOME SHALL BE REMOVED WITHIN THIRTY (30) DAYS, FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PERMANENT SINGLE-FAMILY HOME.</li></ul>
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**COPY**

APPL. NO. BM 2005-617

**APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT**

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

**APPLICATION TYPE:**

☐ **VARIANCE**

☐ **SPECIAL EXCEPTION**

☒ **LIMITED USE** Temporary use of mobile home while conventional home is under construction

☒ SF DWELLING UNDER CONSTRUCTION ☐ MEDICAL HARDSHIP

☐ NIGHT WATCHMAN ☐ FAMILY HARDSHIP

☐ YEAR OF MOBILE HOME / RV (EXISTING \_\_\_\_\_) (PROPOSED 1990 or newer)

☐ SIZE OF MOBILE HOME / RV \_\_\_\_\_ ☒ TIME NEEDED 2 Year

☐ PLAN TO BUILD ☒ YES ☐ NO IF SO, WHEN Jan 2006

☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>Michael &amp; Donna Paul</u>	
ADDRESS	<u>3885 Arlington Ave</u>	
	<u>Mims, FL 32754</u>	
PHONE 1	<u>321-223-2111</u>	
PHONE 2	<u>321-269-8320</u>	
E-MAIL	<u>IAFFPAUL@BELLSouth.NET</u>	

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS: 2331 Waccassaw St 32732

CURRENT USE OF PROPERTY: Vacant Land

LEGAL DESCRIPTION: See attached

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. See attached 01-20-32-3AP-004-000

UTILITIES: ☐ WATER ☐ WELL ☐ SEWER ☐ SEPTIC TANK ☒ OTHER Septic & well to be installed.

KNOWN CODE ENFORCEMENT VIOLATIONS None

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on 07/25/2005 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Michael Paul  
SIGNATURE OF OWNER OR AGENT\*

1 June 2005  
DATE

\* Proof of owner's authorization is required with submittal if signed by agent.

**ADDITIONAL VARIANCES**

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

**APPEAL FROM BOA DECISION TO BCC****APPELLANT INFORMATION**

NAME

ADDRESS

PHONE 1

PHONE 2

E-MAIL

NATURE OF THE APPEAL

APPELLANT SIGNATURE

**FOR OFFICE USE ONLY****PROCESSING:**FEE(S): \$ 185 COMMISSION DISTRICT 2 FLU / ZONING RS / A-5

BCC HEARING DATE \_\_\_\_\_ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS West of Waccasine St 1/10 mile north  
of the intersection of Waccasine St. & Conversebrook TRLPLANNING ADVISOR M/R DATE 6/1/05

SUFFICIENCY COMMENTS \_\_\_\_\_

North  
←

350.67 feet  
Waccasa Street

Proposed driveway  
16' wide

35' easement

existing  
power poles  
3 on front of  
property

proposed  
house  
location

Proposed  
trailer location  
proposed well  
proposed septic  
drain field &  
tank

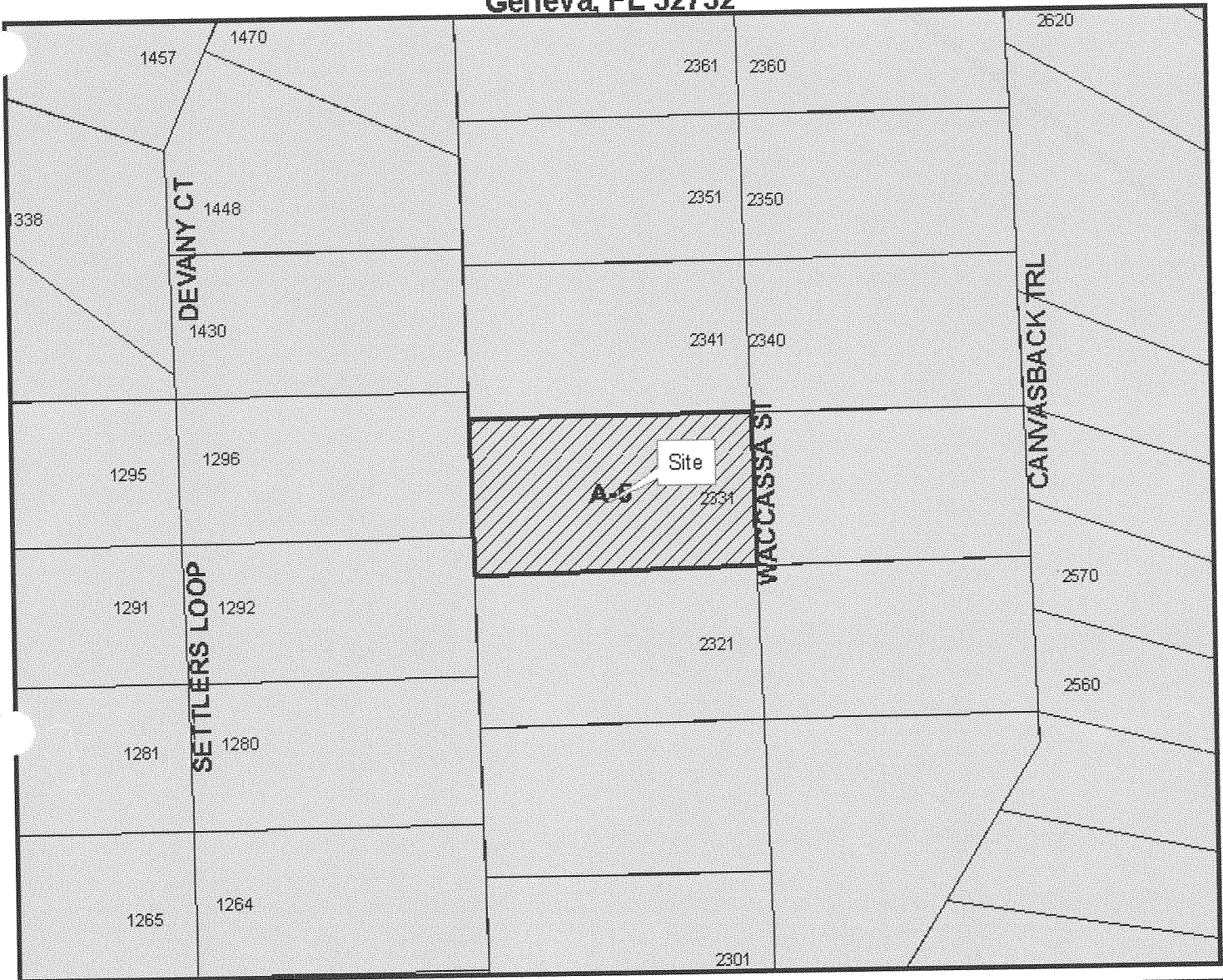
621.13 feet

620.92 feet

350.67 feet

5 Acres  
Michael & Donna Paul

Michael & Donna Paul  
2331 Waccassa Street  
Geneva, FL 32732



Seminole County Board of Adjustment  
July 25, 2005  
Case: BM2005-017  
Parcel No: 01-20-32-3AP-001Y-0000

**Zoning**

A-5 Rural-5Ac

**Parcel Use**

All Other Values

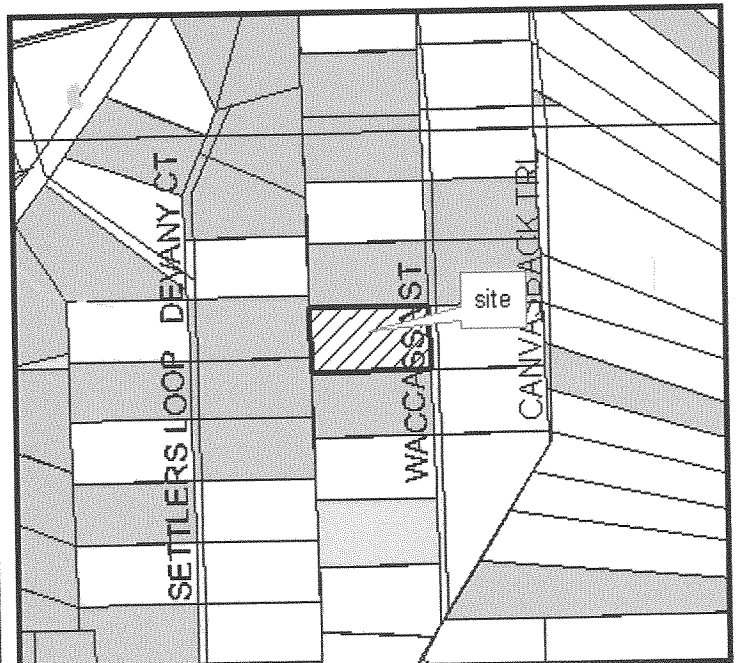
Vacant Residential

Single Family Residential

Mobile Home

BM2005-017

0 75 150 300 450 600 Feet



Michael & Donna Paul  
2331 Waccassa Street  
Geneva, FL 32732



Seminole County Board of Adjustment  
July 25, 2005

Case: BM2005-017

Parcel No: 01-20-32-3AP-001Y-0000

### Zoning

- CONS, R5
- R5, NONE

### Parcel Use

- All Other Values
- Vacant Residential
- Single Family Residential
- Mobile Home
- BM2005-017

0 75 150 300 450 600 Feet



<b>PARCEL DETAIL</b> DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY, FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																				
<b>GENERAL</b> Parcel Id: 01-20-32-3AP-001Y-0000 Tax District: 01-COUNTY-TX DIST 1 Owner: LARDNER TOM & Exemptions: Own/Addr: LINDBACK KARIN Address: 4012 WITTWOOD CT City,State,ZipCode: ORLANDO FL 32817 Property Address: GENEVA 32732 Facility Name: Dor: 9905-5 ACRE TRACT		<b>2005 WORKING VALUE SUMMARY</b> Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$50,000 Land Value Ag: \$0 Just/Market Value: \$50,000 Assessed Value (SOH): \$50,000 Exempt Value: \$0 Taxable Value: \$50,000 Tax Estimator																		
<b>SALES</b> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>12/2004</td> <td>05558</td> <td>1098</td> <td>\$52,000</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1985</td> <td>01618</td> <td>0676</td> <td>\$19,900</td> <td>Vacant</td> </tr> </tbody> </table> Find Comparable Sales within this DOR Code		Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	12/2004	05558	1098	\$52,000	Vacant	WARRANTY DEED	02/1985	01618	0676	\$19,900	Vacant	<b>2004 VALUE SUMMARY</b> 2004 Tax Bill Amount: \$718 2004 Taxable Value: \$42,500 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS
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<b>LAND</b> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>5.000</td> <td>10,000.00</td> <td>\$50,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	5.000	10,000.00	\$50,000	<b>LEGAL DESCRIPTION</b> LEG SEC 12 TWP 20S RGE 32E BEG 960.08 FT S OF NW COR RUN S 350.67 FT E 620.92 FT N 350.67 FT W 621.31 FT TO BEG						
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NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																				

Location, size and type of trees to be removed or retained.

History: This 5 acre tract of land burned in the wild fires of 1998. The fires did extensive damage to all the trees on the property, killing almost all the mature trees.

Current: The property is heavily wooded with wax myrtles, palmeto and cabbage palms. There are 2 - 10 inch caliper oak trees that are ~~to~~ damaged by fire and hurricanes. Further, there are 4 - 3 inch caliper oak trees in a clump that are growing from the roots of a dead oak tree.

Proposed: Remove wax myrtles and palmetos, relocate cabbage palms to other areas of property. Leave clump of 3 inch caliper oaks. Remove 10 inch caliper oaks if they are in area. Photos will be taken to document all statements

  
Michael Paul

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On July 25, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 12 TWP 20S RGE 32E BEG 960.08 FT S OF NW COR RUN S  
350.67 FT E 620 FT E 620.92 FT N 350.67 FT W 621.31 FT TO BEG

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owners:** Michael & Donna Paul  
3885 Arlington Avenue  
Mims, FL 32754

**Project Name:** 2331 Waccassa Street

**Requested Development Approval:**

SPECIAL EXCEPTION FOR THE TEMPORARY PLACEMENT OF A MOBILE HOME WHILE A SINGLE FAMILY HOME IS UNDER CONSTRUCTION FOR ONE YEAR IN THE A-1 (AGRICULTURE DISTRICT)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall, Planner  
1101 East First Street  
Sanford, Florida 32771

**Order****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  - A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED MOBILE HOME AS A TEMPORARY SINGLE-FAMILY DWELLING ON THE SUBJECT PROPERTY.
  - A PERMANENT SINGLE-FAMILY HOME SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED MOBILE HOME IS USED AS A TEMPORARY DWELLING.
  - THE PLACEMENT & OCCUPANCY OF THE PROPOSED MOBILE HOME SHALL NOT EXCEED ONE (1) YEAR & SHALL BE RENEWABLE FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.
  - PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE & METHOD THAT THE PROPOSED MOBILE HOME WILL BE REMOVED.
  - THE PROPOSED MOBILE HOME SHALL BE REMOVED WITHIN THIRTY (30) DAYS, FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PERMANENT SINGLE-FAMILY HOME.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Matthew West  
Planning Manager

**STATE OF FLORIDA     )**  
**COUNTY OF SEMINOLE )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires